

# TYPE III REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1302B)



## NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type III) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and a public hearing conducted pursuant to Clark County Code (CCC) Chapter 40.500, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

The Clark County Hearings Examiner will conduct the public hearing on **October 26, 2006 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

**Project Name:** **ROZANN MEADOWS SUBDIVISION**

**Case Number:** **PLD2006-00094; SEP2006-00160; EVR2006-00087**

**Location:** 16415 and 16505 NE 88<sup>th</sup> Street

**Request:** The applicant is proposing to subdivide approximately 2.3 acres located in an R1-6 zoning district into 12 single-family residential lots.

**Applicant:** Frank Revard  
Abney Revard, Inc  
9375 SW Commerce Circle, Suite 7  
Wilsonville, OR 97070  
(503) 682-8823; (503) 682-3867 [Fax]  
[frevard@abneyrevard.com](mailto:frevard@abneyrevard.com)

**Contact Person:** Lisa Garbett or Erin Toman  
MacKay & Sposito, Inc.  
1325 SE Tech Center Drive, Suite 140  
Vancouver, WA 98683  
(360) 695-3411; (360) 695-0833 [Fax]  
[lgarbett@mackaysposito.com](mailto:lgarbett@mackaysposito.com)

**Property Owner:** Gene and Leona Davis                      Edward and Sharon Falls  
17001 NE 125<sup>th</sup> Court                      3316 NW 289<sup>th</sup> Street  
Battle Ground, WA 98604                      Ridgefield, WA 98642

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Checklist Review Staff Report and SEPA Threshold Determination, when completed, will be available for viewing at the Customer Service Center, 1300 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 40.570.040. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 40.570.040(D).

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**Staff Contact:** Vicki Kirsher, (360) 397-2375 extension 4178.

**Neighborhood Contact:**  
Heritage Neighborhood Association  
Kathy Murphy, President  
7517 NE 154<sup>th</sup> Avenue  
Vancouver, WA 98682  
(360) 882-4784

**Legal Description of Property:** Lot 1/5 (104150) and Lot 3/5,6 (104164) located in the Southeast Quarter of Section 1; Township 2 North; Range 2 East of the Willamette Meridian.

**Plan Designation:** UL (Urban Low Density Residential)

**Zoning:** R1-6 (Single Family Residential)

**Approval Standards/Applicable Law:**

Clark County Code Sections: 40.220.010 (Single-Family Residential Districts, R1-6); 40.350.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.030 (Type III Process); 40.520.010 (Legal Lot Determination); 40.540.040 (Subdivisions); 40.550.010 (Road Modification); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); 15.12 (Fire Code); and RCW 58.17 (State Platting Laws).

**Application & Fully Complete Date:**

Application Filed: August 1, 2006

Fully Complete: August 15, 2006

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**Timelines/Process:**

Decisions on Type III Applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Vicki Kirsher at (360) 397-2375, Ext. 4178, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**Public Testimony Process:**

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6<sup>th</sup> floor, 1300 Franklin Street, Vancouver, Washington.

**Faxed & Written Testimony:**

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Vicki Kirsher. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**Appeals:**

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$178** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Vicki Kirsher  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)

**Date of this Notice: August 29, 2006**

**Closing Date for Public Comments  
(If comments are to be considered in SEPA Determination and Staff  
Report/Recommendation):  
September 12, 2006**

***(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)***

**Attachments:**

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan